

FISCAL YEAR 2005-06

AGENCY DESCRIPTIONS OF

***PROGRAM AND PROJECT
ACHIEVEMENTS***

REDEVELOPMENT AGENCY ACHIEVEMENT DESCRIPTIONS

The following information reflects descriptions written and provided by eleven agencies. The reporting of project or program achievement information is optional. The Department requests agencies to describe one project or program accomplishment over the reporting year for consideration for the *Director's Award for Housing Excellence*, (refer to Appendix 2, HCD Sch C, Pages 7 and 8) and also to share information about their successes with other agencies. Depending on the number and type of descriptions received from agencies, selection of *Awards* may encompass criteria such as degree of affordable need met by the project or program, resources utilized (agency and/or other sources), barriers that were overcome, and innovation and/or complexity of accomplishment, etc.

ACQUISITION AND REHABILITATION TO RENT

RIVERSIDE RDA

Mission Pointe Apartments

Contact: Michelle Davis, Housing Coordinator, (951) 826-5743

Description: The result of the acquisition and rehabilitation of 16 fourplexes located at Topaz and Turquoise streets. The buildings, which were in poor condition and plagued with crime, needed to be renovated to a decent, safe, and sanitary condition. The project site consists of approximately 3.49 acres and is bordered by Massachusetts Avenue to the south, Turquoise Street to the east, Amethyst Street to the north and Topaz Street to the west.

The area surrounding the project site consists of various residential uses, with the exception of a neighborhood retail/grocery center located to the southeast. The residential land uses generally include multifamily apartment uses in good condition primarily built in the 1970s to 1980s. The project site offered a good "marketing window" as it is located one block from a well-traveled surface street (Iowa Avenue). In addition, the project site is located near other quality apartment complexes, thus creating a "critical mass" area, which attracts prospective tenants seeking rental units and benefits to all of the apartment properties in the area. Finally, the subject property provides easy access to Interstate 215 and 60 Freeway, located less than 0.50 miles from the project site and is within close proximity to retail services, schools, parks, recreation services, and public transportation, all within .25 to .50 miles.

The Mission Pointe Apartments consisted of 64 family units, which used to have a unit mix of 64 two-bedroom and one and one-half bathroom units. After the rehabilitation was completed there were 20 three-bedroom and two-bathroom and 44 two-bedroom and one and one-half bathroom units. A third bedroom was added to 20 units to meet the growing need for housing that would accommodate large families. The 64 units are contained within 16 fourplex buildings, two-story frame and stucco buildings. The square footage of the units is 882-920 square feet for the two-bedroom units and 1,179 square feet for the three-bedroom units respectively. The target population is largely very low- and low-income family households. 23 units are being offered to families at or below 40 percent of County of Riverside Area Median Income, and 40 of the units are being offered to families at or below 55 percent AMI. One unit is reserved for an on-site manager. The project will remain affordable for a 55 year period.

RIVERSIDE RDA (continued)

To ensure security to the residents, the project was completely fenced and gated. In addition, there was a new community center of approximately 1,500 square feet, which houses social programs for the residents. Social programs include after school programs, ESL classes, youth mentoring and tutoring, arts and crafts, summer camps and health screenings. In addition, the newly added pool and tot lot provide the residents healthy and safe recreational facilities. A central laundry room was constructed for the convenience of the residents.

The following funding sources were utilized in acquiring and rehabilitating the 16 fourplexes:

SOURCES:	
Funding Source	Funded Amount
Permanent Loan	\$1,595,000
HCD MHP	\$2,930,000
LIHTC Equity – 4%	\$2,918,779
Deferred Development Fee	\$50,000
Redevelopment Agency/City Loan	\$4,375,269
Total Project Cost	\$11,869,048

Agency Role: The Agency played a major role in the acquisition of the 16 fourplexes. The Agency was able to settle with 13 of the property owners and acquired the remaining three properties through eminent domain. Without eminent domain, the project would not have moved forward since the remaining three properties could not be acquired, which would have resulted in tenants living in substandard housing that were continuing to have a negative effect on the surrounding community.

The Agency began the project in August 2003 and RHP completed the rehabilitation in August 2005. The major obstacles that the Agency had with the acquisition was that all the properties were owned by different property owners. The City of Riverside received the community's approval at the project's conception as they felt that the fourplexes were a negative element in their community. The City of Riverside and Redevelopment Agency, as well as the community, are pleased with the make over that the fourplexes received making it an asset to the community.

RIVERSIDE
RDA
(continued)

Mission Pointe Before Rehabilitation



Mission Pointe After Rehabilitation



MORTGAGE ASSISTANCE

FREMONT RDA

Welcome HOME and Welcome to the Neighborhood

Contact: May Lee, (510) 494-4506

Description: The City of Fremont offers two downpayment assistance loan programs to income eligible first-time homebuyers. *Welcome HOME* can be used to purchase a single-family house, townhouse or condominium anywhere within Fremont. *Welcome to the Neighborhood* can only be used to purchase a first home within the targeted Redevelopment Areas of Centerville, Irvington or Niles. As an incentive to purchase in these areas, \$10,000 of the Agency's loan (up to 25 percent of the actual loan amount) is forgiven as a dollar-for-dollar reimbursement for home improvements completed within the first seven years of homeownership.

Both programs are funded with Redevelopment Agency affordable housing funds and provide up to \$40,000 per household for downpayment assistance and closing costs associated with a home purchase. Eligible first-time homebuyers' annual incomes cannot exceed 120 percent of the area median income and they must live, work, or have previously worked in Fremont. Fremont's First Time Homebuyer Program has an equity share provision and a 45-year affordability term.

Recently, the City partnered with the State CalHFA Program, which also provides downpayment assistance. Combining these programs increases the amount of downpayment assistance available to potential first-time homebuyers seeking homes in Fremont where the median sales price is \$672,500 for a single-family home and \$540,000 for a condominium.

History: Fremont's First Time Homebuyer Program was created in 1998. Even at that time home prices were high in Fremont. The Agency Board committed to helping hard working families purchase their first home. Homeownership is one of the prime contributors to a family's prosperity and neighborhood stability.

The Program originally provided \$28,000 of assistance per household. As home prices have escalated, so has the Agency's financial assistance. As noted earlier, the Program now provides up to \$40,000 per household. Throughout the fiscal year, which ended June 30, 2006, Fremont has helped 71 families purchase their first home.

**FREMONT
RDA**
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Agency Role: The Agency plays a central role in making homeownership a reality for first-time home purchasers. The Agency provides funding and works closely with homebuyers, Agency-approved first mortgage lenders, and State downpayment assistance providers to close the loans. Fremont also requires potential homebuyers to complete its in-house Homeownership Program. Housing expenses typically take up the largest share of a household's budget. Homeownership training for families investing in their first home helps to ensure smart buying and successful ownership. Over 2,000 participants have graduated from Fremont's Homeownership Program.

Agency Investment and Funds Leveraged: The Redevelopment Agency assisted 25 first-time homebuyers in the current reporting period. At \$40,000 per household, the Agency's \$1,000,000 investment has leveraged \$8,550,000 of private and State funds, making homeownership a reality for these moderate-income working families.

SENIOR HOUSING

LIVERMORE RDA

Heritage Estates II

Contact: Milly Seibel, (925)-960-4583

Description: The Estates, located at 800 East Stanley Boulevard, consists of a four-story apartment building, containing 130 residential units for independent living seniors, with a total of 82 one-bedroom units and 48 two-bedroom units. More than 40 percent of the units (55) will be rent-restricted to very low- and low-income households. Site amenities include a hard and soft surfaced interior courtyard containing a pool, spa, wood trellises, seating areas, and other amenities for residents and their guests.

Heritage Estates II is the second phase of ValleyCare's¹ continuum of care residential facility for seniors. The first phase, Heritage Estates I, is located to the east of this project and contains 250 units (of which 101 are affordable to persons earning up to 60 percent of the area median) of congregate care and assisted living levels of service at the facility. The first phase was completed in 2004 and is currently occupied.

The two phases are intended to provide a variety of housing options for seniors depending on the level of service needed or desired for the resident. There is continuity in the land-use, site planning, architecture, and landscape design between the two phases of the project. The provision of diverse senior housing, especially for very low- and low-income households, would fulfill a number of housing goals set forth in Livermore's General Plan.

Project Overview: Prior to the development of Heritage Estates I & II, the site was vacant land owned by the Redevelopment Agency. The site borders the Union Pacific railroad line which contained contaminated soil, resulting from arsenic previously used in weed abatement programs along the rail line. The Agency needed to identify a developer who could clean and improve the site with a residential use. It also desired a senior citizen residential use with a significant affordable component that would serve as a catalyst to the redevelopment efforts on the western portion of the redevelopment area.

The Heritage Estates I & II residential units were specifically designed to meet two main objectives. The first was to provide a high quality senior retirement community that offers continuum of care and services to its

**LIVERMORE
RDA**
(continued)

market-rate and affordable residents that allows them to age in place with grace and dignity. The second was to increase the senior citizen population residing in the Redevelopment Area to help stimulate economic revitalization of this area. This new population of seniors will be active users of the ValleyCare Health System Livermore Medical Campus, (Campus), the three adjacent shopping centers and retail establishments in the historic core of downtown Livermore.

The Campus, another major component of the Redevelopment Area revitalization program, was completed in 2003. The Campus includes a medical office building, which houses an Ambulatory (outpatient) Care Clinic (ACC) and significant office space for physicians. The ValleyCare ACC operations include urgent care, occupational health, outpatient lab, draw station, operating rooms and radiology including an open MRI. An additional 69,366 square foot health and wellness center (LifeStyle Rx) includes cardiac and pulmonary rehabilitation facilities, diabetic counseling, health club exercise equipment and classes, three pools including an indoor warm rehabilitation pool, and three spas.

The Campus includes the rehabilitation and upgrade of the 91,788 square foot main Valley Memorial Hospital building (Valley Memorial Center) which has been remodeled to expand the ValleyCare extension of the Chabot/Las Positas College Nursing Program, a teaching and training facility for student nurses who can also do their residency work at ValleyCare Medical Center in Livermore and Pleasanton. At present, Valley Memorial Center houses a 32-bed skilled nursing facility and ValleyCare administrative offices, cafeteria and gift shop. All of the Campus' uses directly benefit a senior population. A symbiotic relationship exists between Heritage Estates I & II and the Medical Campus. Many prospective residents at Heritage Estates are drawn to the community because of its close proximity to comprehensive medical care and wellness programs. The Medical Campus benefits from a large population of potential customers residing nearby.

Economic Viability/Fiscal Stability: Heritage Estates II started as a 103-unit independent living senior apartment complex. Early in the process the developer requested the project be reconsidered to increase the number of units to make the project financially feasible. The Planning Commission and Council approved the increased density to 130 units making it the densest development in Livermore. Heritage Estates II total development costs are approximately \$24 million.

**LIVERMORE
RDA**
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The financing sources include tax exempt bonds allocated by the California Debt Limit Allocation Committee, tax credit equity, owner's equity and the value of the land sold to the developer by the Livermore Redevelopment Agency.

The Agency's participation, including the transfer of the land to Murrieta Seniors Associates LLP, and the providing of subordinate financing to the project, allowed the owners to expand the community's affordable component to 40 percent of the community, maximizing the production of affordable housing units in the Redevelopment Project Area while maintaining financial feasibility.

Major Obstacles: The major obstacles encountered in developing Heritage Estates II related to environmental issues. The principal environmental issues centered on soil contamination and noise pollution. The site was contaminated with arsenic, requiring a significant remediation plan and ongoing monitoring from the California Department of Toxic Substances Control. Secondly, noise generated by the neighboring rail line required several mitigating measures, including the construction of a sound wall running the entire northern border of the project site. To further mitigate noise, the construction specifications were enhanced to include the use of enlarged wood studs in the framing of the apartments, using central heat and air condition systems rather than through-the-wall HVAC units, thicker paned window systems, and other insulation strategies. These acoustic requirements greatly increased the construction costs of the development, straining economic feasibility.

Design Issues: Heritage Estates II fronts Stanley Boulevard, a busy four lane roadway servicing downtown Livermore. The adjacent uses are commercial shopping centers bordering the eastern edge of the site and on the opposite side of Stanley Boulevard. The architectural challenge for Heritage Estates was to provide an intimate residential environment in a commercial corridor. This objective was accomplished by designing the majority of the outdoor common areas in courtyard settings, insulated by the wings of the apartment building.

Community Betterment: The development of Heritage Estates I & II converted raw, environmentally contaminated land into a vibrant senior living environment. The residential use of the site complements the surrounding retail commercial uses and the Campus. In addition to increasing the residential population of the Redevelopment Area, the Heritage Estates community has approximately 60 on site employees who further stimulate economic activity in the Area. The Heritage

**LIVERMORE
RDA**
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Estates development was a catalyst for the independent senior apartments development because it is a highly desirable neighboring use. The residents of the independent senior apartments community will have access to the recreational facilities within the Heritage Estates community; and residents will be drawn to the independent senior community because they will receive a priority for moving into the Heritage Estates I community, should they desire the additional services provided at Heritage Estates I. The independent senior apartment community will combine with Heritage Estates I and the skilled nursing and other facilities at the Campus to provide a continuum of care for senior residents in this portion of the Redevelopment Area.

Meeting Agency Goals and Objectives: The Heritage Estates community has met the goals and objectives of the Agency on many levels. First, it provides additional housing in the Redevelopment Area. Second, it converts an unused parcel into a medium to high density use, generating significant additional economic activity in the Redevelopment Area. Third, significant additional tax increment is generated by the community which will help fund future Redevelopment Projects. Finally, the community integrates well with the surrounding commercial uses, including the adjacent Campus, enhancing the economic viability of the Campus and surrounding retail establishments.

¹ Valley Care is a not for profit hospital with a Livermore campus that includes Heritage Estates assisted living facility and ValleyCare medical offices all within a quarter-mile radius.

NEW CONSTRUCTION RENTAL

MORGAN HILLS RDA

Jasmine Square Apartments

Contact: Margarita Huertas-Balagso, (408) 776-7373 ext. 444

Description: This is an innovative mixed-use infill project, which features 72 units of rental housing for low- to extremely low-income families (35 percent - 60 percent AMI). The project was completed during the reporting year in August 2005. The project took five years to complete from inception to the day 72 families could call Jasmine Square "home". The project is located on 3.1 acres and includes 5,000 square feet of commercial space and an affordable day care center operated by local non-profit, Go Kids. Commercial tenants are a local print shop and a One-Stop operated by the Silicon Valley Workforce Investment Network. The project developer was South County Housing, which has been building communities and providing low-income families the tools and opportunities to improve their lives and their neighborhoods for over 25 years. There are 24 one-bedroom, 26 two-bedroom, 20 three-bedroom and 2 four-bedroom units, a tot lot, and community facility. Total project cost was \$21.1 million. Funding sources for the project included the Morgan Hill Redevelopment Agency, Santa Clara County HOME, National Equity Fund, Leaders for Community Development and NeighborWorks America.

History: The City of Morgan Hill had long recognized the need to revitalize and improve the commercial corridor along Monterey Road. This road was once the main highway between San Jose and Monterey. Today, amid more recent development, this corridor also contains pockets in which remain vestiges of a by-gone era of dilapidated motels, trailer parks, duplexes, fourplexes and small cottages. One of the worst areas of blight was the 3.1 acres site, now home to Jasmine Square. On this site was a trailer park with a series of derelict units, a small restaurant and deteriorating small homes and cottages. Prior to redevelopment, this site contained the classic elements of blight; sub-standard living conditions for mobilehome residents; numerous property owners; and the surrounding development outpaced the development of this site. The Redevelopment Agency and South County Housing worked together to identify the highest and best use for the site. Both agencies determined affordable rental housing met a pressing community need. South County Housing worked with property owners to acquire three separate parcels for the project. The restaurant owner and residents received relocation assistance and the site was razed to begin redevelopment.

**MORGAN
HILLS
RDA**
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Agency Role: The Agency played a central role in the development and implementation of this project and worked in partnership with South County Housing to ensure the project was a successful mixed-use infill project. The Agency contributed \$3.25 million for site acquisition and architectural design. The Agency also worked to amend the zoning for the site to mixed-use and funded infrastructure improvements. Today, Jasmine Square stands as a testimony to the value of public and private agencies working together to meet the housing needs of our community.

**SAN JOSE
RDA****Oak Tree Village Apartments**

Contact: Melissa Whatley, (408) 795-4418

Description: The City of San Jose continues to be one of the highest rent markets in the nation. The City's Consolidated Plan concluded that 75 percent of households with incomes less than 80 percent of Area Median Income (AMI) are cost-burdened by high rents, and there is a severe shortage of rental housing that can accommodate large families. The Consolidated Plan places a high priority on larger rental units (two- and three-bedroom) and rents that are affordable to very low- and low-income households. Funding made available by the City of San Jose for affordable housing development is targeted to meet these needs. The 175-unit Village rental development meets pressing needs faced by families in San Jose by providing one-, two- and three-bedroom unit apartments that are affordable to very low- and low-income households.

The location of the development is ideal for families, with proximity to schools, recreation and shopping. It is located within a one-mile radius of four elementary schools, one middle school, one high school, and a public park, and within a two-mile radius of a regional mall. The Apartments provide much needed affordable family rental units for very low- and low-income households in San Jose. The development makes efficient use of a surplus City-owned vacant infill site to address the pressing housing needs of the City. The high quality construction enhances the neighborhood and the wide array of amenities will provide a superior living environment for tenants for years to come.

The location of Oak Tree Village on a transit corridor is a benefit to tenants and is consistent with the goals of the City in locating high density housing near transit. The development is serviced by three bus routes, and two Caltrain stations are located within a two mile radius. The development has easy access to Monterey Highway, Highway 85 and Highway 101. The development will also be located in the path of the future California High-Speed Rail, with the proposed route through San Jose located on Monterey Road, which fronts the development. The development is located across the street from a future City library. The Edenvale Branch Library is under construction in 2006 and will provide learning and educational opportunities for tenants within a short walk from the development. The library site, like the development site, enhances the neighborhood by utilizing vacant surplus City right-of-way for community needs.

**SAN JOSE
RDA
(continued)**

History: The development of Oak Tree Village was a project initiated by the City of San Jose. The 5.05-acre site located on the Northeast corner of Branham Lane and Monterey Road was a site that was held by the City for right-of-way street improvements. Once the property was determined to be surplus to the City's needs, it was identified by the City's Housing Department as an ideal location for much needed affordable housing for families. The surrounding neighborhood had few restricted affordable developments and primarily consisted of single-family, older market-rate rental developments and fourplexes.

Agency Role: Through a City "Request for Qualifications/Proposals (RFQ/P)" process, the proposal submitted by the development team, JSM Enterprises, was chosen to develop the site. The 175-unit project of family housing included 53 units of very low-income units and 121 low-income units. The total project cost \$50 million and was helped by the city roughly financing over \$10 million using 20 percent Low and Moderate Income Housing Funds. In addition to these dollars, the project also received over \$16 million from the California Housing Finance Agency (CalHFA).

NEW CONSTRUCTION OWNER

PORTERVILLE RDA

Casas Buena Vista

Contact: Denise Marchant, (559) 782-7460

Description: During the reporting year, the houses in the final phases of Casas Buena Vista subdivision were constructed and sold to low-income homebuyers. The Redevelopment Agency acquired the remaining portion of this planned unit development several years ago and entered into a Disposition and Development Agreement with the developer, Perris 40, to construct the houses. Over the past three years, the homes were constructed in phases by the developer and the Agency completed the development of the common area with landscaping and recreational elements.

History: The Casas del Rio Planned Unit Development at one time held the promise of providing affordable housing for the community. After 20 years and a long history of development problems, only 26 of the 118 homes on the reduced size lots had been constructed. The developer was in bankruptcy and in default on the loan. The original homeowners association had never been functional and the common area had deteriorated to an unusable condition. Additionally, since the subdivision was originally designed to be a mobilehome park, the homeowners were burdened with a master water meter for the entire subdivision, requiring one person to go door-to-door each month to collect the payment for the water bill. Commonly referred to as the "Iron Wall Subdivision", named for the unsightly iron fence that surrounded the development, Casas del Rio had become a nightmare for the residents and a political nightmare for the City of Porterville. The Porterville Redevelopment Agency's goal of new housing production within the 445-acre project area was daunting, as the area was built-out, with little open space or opportunities for infill residential development. The Agency, along with the Redevelopment Advisory Committee, viewed the challenges of the subdivision as an opportunity to meet the goals of producing affordable housing, eliminating blighting conditions, producing tax increment, and meeting the redevelopment housing production requirements.

As with all worthwhile projects, challenges cropped up at every corner. Funding limitations, language barriers, environmental, legal, and coordination issues, all seemed at times to be overwhelming and threatening to the successful development of solutions for the subdivision's revitalization efforts.

**PORTERVILLE
RDA**
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Agency Role and Achievement: Revitalization efforts began to look promising in December 2001 when the Porterville Redevelopment Agency was awarded a \$1.5 million loan from the CalHFA HELP program for the acquisition and development of the 82 lots under single ownership within the Casas del Rio subdivision. It was at that point that the Agency began the journey to a successful phased development of the subdivision. Some of the processes and issues that arose along the way included:

- The developer selection process including issuing a Request for Qualifications, executing an Exclusive Negotiating Agreement (ENA), and negotiating the terms of the Disposition and Development Agreement (DDA) in order to meet all of the Agency's requirements yet provide the developer with enough resources to make the project feasible.
- Upgrading the private infrastructure of the subdivision.
- Improving the image of the subdivision with a group of volunteers, ranging from City Council members to church youth groups, providing approximately 250 man-hours as they converged to paint the "Iron Wall" metal fence and clean up trash and debris that had accumulated within the project boundaries. In addition, the name of the subdivision was changed to Casas Buena Vista to reduce the negative stigma associated with the original name.
- Disbanding the functionally nonexistent Homeowners' Association and adopting a Landscape Maintenance District. This process included numerous meetings with the existing 26 homeowners, a majority of whom were Spanish speaking, and hiring a court interpreter to overcome the language barrier and translate important documents.
- Developing the common area by the Agency thus providing originally designated open space with landscaping and recreation amenities.
- Assuring development of the lots while providing funds for debt service on the loan.
- Traversing the complex myriad of Affordability Covenants to meet all the requirements of the various funding sources (Redevelopment Low and Mod funds, CalHFA HELP Program, HOME/CalHOME/CDBG), and qualify for the State's Workforce Housing Rebate Program.

**PORTERVILLE
RDA**
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- Incorporating this specialized program into the existing housing programs and educating real estate professionals about program specifics.
- Dealing with criminal activity within the existing subdivision and the homeless issues behind the subdivision, along the Tule River.

During the sale of the first phase in 2003, the Casas Buena Vista project claimed to be the most affordable subdivision in California, with home prices beginning at \$89,900. Prices rose to approximately \$159,000 during the final sales of Phase 8 in 2006, still some of the most affordable housing in California. Additionally, all homes have recorded covenants for periods ranging from 20 to 45 years to assure affordability for low-income families for years to come. The majority of the households benefiting from the housing development are Hispanic, farmworker families. It is significant that 30 percent of the homes were purchased by families qualifying as very low-income, which by State standards is an incredible feat.

Identifying funding sources for the project was critical, as the Porterville Redevelopment Agency is a small agency with the 2004-05 gross tax increment of \$689,000 and housing set-aside of \$146,000. The majority of the Redevelopment Agency's budget is earmarked for debt service. In addition to the CalHFA HELP loan and the Redevelopment Agency Low and Moderate housing funds, other sources of homebuyer assistance loans included Community Development Block Grant, HOME, and CalHome grants to the City. Other tools utilized to assist the developer with the financing of the construction were the deferment of development fees by the City.

As an added benefit of a long-standing continued partnership with Porterville Unified School District, the developer was also allowed to defer school development fee payments until the homes were sold, which assisted the developer in reducing up-front costs. To assist the developer, the Agency rolled over the proceeds of the sale of the developed homes to finance the purchase of additional property and construction financing. The Agency's original pro forma showed a deficit in the repayment of the 10-year HELP loan, and the Agency was concerned that additional funding sources would need to be identified to satisfy the debt at that time.

PORTERVILLE
RDA
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However, to the Agency's great delight, upon the completion and sale of the final homes, the Agency was able to utilize the proceeds to payoff the entire debt of the HELP loan, years before the note was due. Other financial benefits of the project include the additional gross tax increment which is expected to be more than \$90,000 annually and the realization of \$300,000 in State Workforce Reward Grant funds awarded for the development of low-income housing units which are to be used for capital projects within the City.

MODERATE-INCOME SINGLE-FAMILY HOUSING**BALDWIN
PARK
RDA****Bresee Avenue Single-Family Housing Unit**

Contact: Melecio Picazo, (626) 960-4011 ext. 495

Description: During this reporting period, a single-family housing unit was developed and completed on Commission-owned property at 4500 Bresee Avenue in the City of Baldwin Park. This project was a joint venture between the East San Gabriel Valley Regional Occupational Program (ESGVROP), Baldwin Park Community Development Commission (CDC) and the Baldwin Park Unified School District (BPUSD). The ESGVROP provided the technical expertise in developing the home including the preparation of all the plans. The CDC provided the 6,100 square foot (.14 Acre) property, conducted the building inspections, and paid for a portion of the share construction costs utilizing the low/moderate income-housing fund. The BPUSD provides the contractors, teachers, and students for the program to construct the unit.

History: The ESGVROP had proposed to the City of Baldwin Park their interest on a house-building project using students from their program. The project would be developed on property owned by the Commission with the ESGVROP supplying all the labor.

Additionally, it provided at-risk youth enrolled in the Regional Occupational Program's entry-level construction class with advanced job training in construction.

The project was completed in May 2006, providing for the development of a detached single-family home with approximately 1,400 square feet of living area, including three bedrooms, two bathrooms, kitchen, living room and dining room and to be made available to a low/moderate-income family. A detached garage was constructed at the rear of the property. Landscape and irrigation was installed within the front yard area and a block wall was constructed around the perimeter of the property.

The sale of the property to a moderate-income household is anticipated for FY 2006-2007.

Commission Role: The CDC purchased the property at 4500 Bresee Avenue using low/moderate set-aside funding and shared the costs for construction of the housing unit.

**BALDWIN
PARK
RDA**
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The development of the housing unit is an example of a successful Commission-assisted redevelopment project. The goals of the Commission were exceeded with the elimination of physical and economic blighting influences. This Commission-assisted housing project achieved the redevelopment of an underutilized parcel and the provision of housing opportunities for moderate-income persons.

SPECIAL NEEDS RESIDENTIAL

SANTA ROSA RDA

Brown Street Adult Residential Facility

Contact: Nancy Gornowicz, (707) 543-3303

Description: The Facility for women with mental disabilities was acquired and licensed as the result of collaboration among citizens, non-profits, and the City to maintain permanent supportive housing for special needs residents.

The 15-bed facility, located at 112 Brown Street, had been owned and operated by the Sinatro family since 1976. Last year Dori Sinatro decided to sell the property and retire. To avoid the community's loss of this difficult-to-replace special needs housing, the non-profits Community Support Network (CSN) and Community Housing Development Corporation of Santa Rosa (CHDCSR) approached the Housing Authority with a request for assistance. The Housing Authority provided a loan for the acquisition of the property. The loan was structured to provide flexibility, lessen development costs, and provide a 30-year revenue source to the Housing Authority for future support of low-income housing.

After acquiring the property, CSN worked with Community Care Licensing to obtain a new license for Brown Street. In May 2006, the license was received and CSN began providing services to the fifteen residents. The 24/7 professional staff assists the residents with problem solving, activities of daily living, management of time and money, medication management, socialization skills, psycho-education training, and a variety of other non-medical services. The goal is to instill confidence based on very basic guidelines, so that residents will be able to live a good and productive life in the community.

Congratulations to CSN, CHDCSR, and the Housing Authority for the successful preservation of this special needs housing, and kudos to CSN for providing supportive services to mentally ill women of our community in the caring environment of Brown Street.

MIXED-USE

STANTON RDA

Stanton Plaza Specific Plan

Contact: Omar Dadabhoy, (714) 379-9222, ext. 213

The implementation of the Stanton Plaza Specific Plan (which was awarded the Planning Implementation Award for Small Jurisdictions in 2005 by the Orange County Chapter of the American Planning Association) has been initiated with the construction of 106 housing units. The project area was formerly occupied with approximately 80,000 square feet of retail space. At project completion, the City anticipates the construction of 206 housing units with 20,000 square feet of new retail space in a mixed-use community.

NEW CONSTRUCTION AND/OR REHABILITATION

MILPITAS RDA

Milpitas Redevelopment Agency

Contact: Emma Karlen, (408) 586-3145

Description: During the past fiscal year, Milpitas Redevelopment Agency executed several Owner Participation (OPA) and Regulatory Agreements which includes provisions and restrictions for long-term affordable housing. Currently, most of these projects are under construction and/or rehabilitation. The following projects have been executed to include affordable housing to extremely low-, very low-, low-, and moderate-income persons:

- **Senior Housing**, total number of units are five for extremely low-income seniors;
- **Fairfield**, total number of units are 464, of 93 units, 22 are for very low-, 4 for low- and 63 for moderate-income;
- **Paragon**, total number of units is 147, of 29 units, 9 are for very low- and 20 are for moderate-income.

Total number of units for these projects are 611 and of this total, 127 are for affordable units.

REVITALIZATION - NEW CONSTRUCTION

REDDING RDA

Parkview Neighborhood

Contact: Shawn Tillman, (530) 245-7129

Description: Removing substandard housing, reconfiguring parcels, and developing a state-of-the art housing project comprised of market-rate and affordable housing for homeownership. Utilizing the Downpayment Assistance Program to help low- to moderate-income households purchase a home in this neighborhood which was once called "The Hood."

The process has taken several years and covered all aspects of Redevelopment, including property acquisition, relocation, rezoning to allow for a Planned Development, the merging and re-subdividing of 3.19 acres to create 33 new parcels, the development of a variety of single-family homes, and a .55-acre public park. Nine of the 33 parcels have 45-year affordability restrictions. All sales are restricted to homeowners who will reside in the homes.

Agency's Role: The Agency's role was to acquire the parcels, oversee the relocation of displaced households, demolish those structures that were uninhabitable, request for development proposals, and enter into a disposition and development agreement.